

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met in special meeting on Tuesday, January 24, 2012 at 5:30 p.m. in the Showers City Hall, Hooker Conference Room, 401 North Morton Street, with President David Walter presiding.

**I. ROLL CALL**

Commissioners Present: David Walter, Elizabeth Kehoe, John West and Michael Gentile

Commissioner(s) Absent: Michael Szakaly

Staff Present: Lisa Abbott, Bob Woolford and Janet Roberts

Other(s) Present: Margie Rice, Corporation Counsel; Danise Alano Martin, Economic Development Director; Tom Micuda Planning Director; Scott Robinson, Planning Department; Adam Wason, Economic Development.

**II. READING OF THE MINUTES.** None.

**III. EXAMINATION OF CLAIMS.** None.

**IV. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report

B. Budget Summary Report

**V. UNFINISHED BUSINESS.** None.

**VI. NEW BUSINESS**

**A. RESOLUTION 12-02: Approval of the Certified Tech Park Master Plan Strategy**

**Consultant Funding.** Alano stated she is requesting funding approval for the CTP master plan and strategy consultant. She reminded the Commission that the City approved the purchase of 12 acres north of the Showers Building. An interdisciplinary team composed of City staff and John West, representing the RDC, reviewed 10 of the 31 proposals received. Three firms were interviewed twice with MSI/KKG, from Columbus, OH, selected to receive the contract.

West stated a great deal of time was devoted to looking at the documentation supplied by each firm

Alano stated KKG will have three phases including market analysis, feasibility studies, focus groups including stakeholders, charettes for the public, land use for the property, strategy for marketing the property. The contract is for an amount not to exceed \$275,000.

Micuda stated the project emphasis is economic development. There are two sub-firms specifically involved with technology and economic business development. He stated the recurring theme of this process has to be to have a practical implementable plan in order to eventually sell the property and develop it in a way the City thinks is best. Micuda also said it is good to remember the City is the client and will be guiding MSI/KKG through the process; the firm will be assisting the City in the process.

Alano stated they are also looking at such things as whether or not to develop a traditional incubator, making sure any new redevelopment is physically integrated into the downtown, mixed use and amenities such as retail and residential that will serve employment growth in the area. They will also look at the needs of the downtown area; sustainability is a guiding principle, lower impact infrastructure, inducing private investment in the area, creating green space and a parking garage. The City wants to make sure the public is engaged throughout the process in as many ways as possible.

Abbott reminded the Commission that the expense for the master plan will be taken from the proceeds from the downtown bond which has a current balance of \$3,293,991.

Walter asked if the expenses such as air and travel are above and beyond the fee. Alano said they asked MSI/KKG to look at doing field trips to areas where tech parks have previously been developed and that expense was included. He also asked about travel to and from Columbus. Alano stated those expenses were included in the reimbursable expenses.

Walter asked what experience the consultant had in developing this type of plan. West stated once the committee narrowed the firms down to three, they were fairly confident that they were firms they would most likely do business with. His one issue was that he preferred a local engineering firm, but was assured that the firm working with KKG was well suited for the project. This group also came to the table with a technology design company.

Micuda stated the three final firms had experience in downtown redevelopment planning, special area planning or technology park planning. The firm selected had that background.

West stated he has looked over the agreement and agrees with the changes that were made.

Walter asked if the agreement includes timelines and benchmarks. Alano stated they are included.

Abbott stated during the final interviews, the firms were asked many in depth questions regarding how they would implement specific items.

Gentile said he found the contract very comprehensive with a list of everything you'd want to do in a project of this type. His confidence is further increased by the fact that the committee included a representative from the RDC who is in agreement with the other members of the committee. Gentile said this project includes a lot of moving parts so the real proof in this is the implementation of the various phases and steps; keeping connected to the project will be important.

Abbott said the TIF team has different areas of expertise which will enable them to focus on all the moving parts of this project. There is also an advisory committee made up of various stakeholders from the community who will have a broader input into the project.

Alano stated there are also ten official points of contact set up between staff and KKG throughout the process.

Walter asked that the RDC receive regular updates regarding the progress of the plan. Abbott said she would include updates in her Director's report.

West noted that KKG is now MSI/KKG and asked if the name change creates any problems for this project. Alano said they have been assured that the people they will be dealing with on this project remain the same and is specified in the contract.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-02 was unanimously approved. **ADOPTED.**

## **VII. BUSINESS/GENERAL DISCUSSION.**

**A.** Walter expressed concerns about special meetings and the fact that if one or more of the Commissioners can't attend special meetings, the Commissioners present feel pressure to approve a resolution with so few members present. He also stated that he would like the Commission to receive advanced notice when important requests are in the works.

Rice said she understands that Walter would prefer not to have special meetings, but deal with requests in the course of regular business meetings. She asked if it is ok to have discussions and voting on requests at the same meeting.

Walter stated that if staff has been working on requests, he would like to have advance notice in the Director's report or general discussion whether or not the request come to fruition. Advanced notice makes it easier for the Commissioners to vote once the request for approval comes to them.

Abbott said in the case of the dispatch center, they didn't initially know TIF funding would be used.

West stated he was displeased with routinely calling special meetings to accommodate others when the Commissioners block out the approved schedule on their calendars at the beginning of the year.

Abbott said they would try to make sure the bulk of the RDC business happens at the regular meetings.

## **VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting.

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David Walter, President

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Michael Gentile, Secretary

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Date